

PARTIAL RELEASE OF MORTGAGE

Copley Place
Document # 4594

Reference is made to the following;

1. Mortgage and Security Agreement dated as of January 12, 1983 (the "Mortgage") between UIDC OF MASSACHUSETTS, INC. ("UIDC") and the BOSTON REDEVELOPMENT AUTHORITY (the "Mortgagee"), which Mortgage was recorded with Suffolk Registry of Deeds in Book 10192, Page 23.

2. A parcel of land known as Parcel B, more fully described in Exhibit 1 attached hereto, which parcel is a portion of the mortgaged premises described in the Mortgage.

For good and valuable consideration, the receipt of which is hereby acknowledged, the Mortgagee hereby releases Parcel B from the lien and claim of the Mortgage.

EXECUTED as a sealed instrument this 3rd day of

May, 1985.

BOSTON REDEVELOPMENT AUTHORITY

By: *Stephen Coyle*

Stephen Coyle, Director

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

Then personally appeared the above-named Stephen Coyle,
Director of BOSTON REDEVELOPMENT AUTHORITY,
and acknowledged the foregoing to be the free act and deed
of said trust company, before me,

Date: May 3 1985

Paul L. McCann
Notary Public

My Commission Expires

PAUL L. McCANN
NOTARY PUBLIC
MY COMMISSION EXPIRES
AUGUST 3, 1990

R218/V

EXHIBIT 1
to
Partial Release of Portion of Central Area Premises

Parcel B

Air rights and appurtenant interests in, upon and over that certain parcel of real estate in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, shown on the plan (the "Triangle Plan") entitled "The Residences At Copley Place, Transfer of Air Rights From Central Area, Copley Place, Boston, Massachusetts", consisting of 1 sheet, dated October 3, 1984, prepared by Cullinan Engineering Co., Inc., recorded with Suffolk County Registry of Deeds in Book _____, Page _____, said parcel being bounded and described as follows and as shown on the Triangle Plan:

Beginning at the southerly most corner of Parcel B, said corner being N 41° 41' 40" E a distance of 190.08 feet from the northeasterly sideline of Harcourt Street and southeasterly along the northeasterly side of Harcourt Street a distance of 0.02 feet from the northwesterly sideline of the Massachusetts Bay Transportation Authority right of way;

THENCE, through land now or formerly of the Massachusetts Turnpike Authority, along the following four courses:

N 48° 18' 20" W, a distance of 32.68 feet to a point;

N 86° 50' 28" E, a distance of 41.56 feet to a point;

S 48° 18' 20" E, a distance of 3.22 feet to a point;
and

S 41° 41' 40" W, a distance of 29.31 feet to the point of beginning.

Containing 527 square feet, more or less, according to the Triangle Plan.

R220/X

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That ~~he~~^{she} is the duly qualified and Acting ^{Assistant} Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on April 18, 1985, and duly recorded in this office:

Copies of a memorandum dated April 18, 1985, were distributed re: Copley Place Project, Partial Release of Mortgage, attached to which were copies of a "Partial Release of Mortgage," Exhibit 1 to "Partial Release of Portion of Central Area Premises," a map showing the location and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the Director to execute a partial release of mortgage, in substantially the same form as that attached, to approximately 527 square feet, that is currently secured by a mortgage dated January 12, 1983 from UDIC of Massachusetts, Inc., to the Authority.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the documents to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority, and this certificate is hereby executed under such official seal.

(6) That Stephen Coyle is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set ~~his~~^{her} hand this 29th day of April, 1985.

BOSTON REDEVELOPMENT AUTHORITY

By: Mary E. Mealey

Assistant Secretary

